



## Town of East Hampton

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Planning Department  
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August 05, 2020

**TO:** Planning Board

**FROM:** Fabiha Mubassirah *FMGP*  
Planner

**RE:** 224 & 228 Springs Fireplace LLC – Site Plan  
SCTM#300-145-3-8.1 & 10.1  
224 & 228 Springs Fireplace Road, East Hampton

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**Last Review Date:** Public hearing held on June 10, 2020

**Items and Date Received:**

1. 02/18/20 Applicant submission; Declaration of Covenants and Restrictions (original to T. Crouch);
2. 02/25/20 Applicant submission; ten (10) copies of EAF Part I for 224 Springs Fireplace Road, LLC with signed owners Authorization Form; and ten (10) copies of EAF Part I for 228 Springs Fireplace Road, LLC with signed owners Authorization Form
3. 03/09/20 Fire Marshal Comments

Public comments (as noted below):

02/13/20	Public comments – D. Buda
06/05/20	Public comments – C. Ganitsch to R. Pine
06/09/20	Public comments – C. Jacobs
06/10/20	Public comments – N & C Karlebach
06/10/20	Public comments – A. Follenius
06/10/20	Public comments – J. Lester
06/10/20	Public comments – E. McKee

**Background Information:** Site plan application has been made to create a storage yard for vehicles and equipment over two single and separate lots as well as the establishment of an access easement and landscaping.

The parcels are zoned CI: Commercial Industrial. Lot 8.1 was previously improved with a single-family residence which was built before the adoption of zoning and demolished in 2014. Lot 10.1 has never been developed. It appears that the site is currently being used as a storage yard for trucks and other commercial/industrial equipment.

The subject parcels are situated in a number of areas identified as important to groundwater protection including the South Fork Special Groundwater Protection Area and the Suffolk County Pine Barrens.

Pursuant to SEQRA and Chapter 128 of the Town Code the proposed project is a Type II action.

### **Issues for Discussion:**

#### **Public Comments**

A public hearing was held on June 10, 2020 and left open for written public comments until July 24, 2020. One (1) member of the public spoke at the hearing. The speaker didn't directly oppose to the proposed project, but commented about two undersized lots being utilized as one commercial use without being merged. He also questioned on the ownership of the stockade fence and had concerns with drainage and pavement. Both the Town Attorney and the Principal Building Inspector have advised that the proposed layout does not require the merger of the two lots and they can remain single and separate. The question regarding the stockade fence was based on the existing condition of the property and not a part of the proposed project. The applicant will replace the fence with a new one that will not be visible from Springs Fireplace Road or the adjacent properties. The Town Engineer provided a memorandum dated October 09, 2019 where he reviewed the Drainage Plan by Edwards Armuse PE dated June 2019 and found the drainage layout & calculations and pavement plan of the proposed project to be satisfactory.

Seven (7) individual letters have been received from the public. Five (5) members of the public wrote in support of the proposed project. Two (2) members of the public shared concern on providing a 50' wide scenic easement along the R.O.W. of Springs Fireplace Road as stated on the Town's Urban Renewal Map. However, the Planning Department notes that there is also a notation on the UR Map that states that the properties situated in the CI zone are excluded from the study and therefore, the 50' wide scenic easement along the R.O.W does not apply to the two subject properties.

#### **Total Lot Coverage**

The total lot coverage for the proposed project shown on the survey map needs to be corrected from 9,762 sq. ft. to 15,074 sq. ft. The survey map should be revised depicting appropriate proposed total lot coverage number before approval.

**Office of Fire Prevention**

By memorandum dated March 09, 2020, the Office of Fire Prevention stated that no further information would be required.

**Items to be approved**

1. Site Plan prepared by George Walbridge Surveyors, P.C. revised February 03, 2020 \*\* (pending the revision as mentioned above)
2. Revegetation Plan by East End Land Planning dated January 28, 2020.
3. Parking Plan & Coverage Numbers dated January 28, 2020.
4. Drainage Plan by Edwards Armus Engineering, PLLC dated June, 2019.

**Conditions of Approval**

- The Board should have a discussion on conditions pertaining to specific groundwater protection measures. (Including no maintenance and repairing of vehicles, and no on-site service of vehicles).
- Submission of the Declaration of Covenants and Restrictions by the applicant found acceptable by the counsel to the Planning Board.
- Conditions pertaining to the Draft Drainage and Access Easement.

**Conclusion**

In conclusion, if the Board agrees, then the application should be ready for approval once the minor revision of the site plan is submitted.

FM

**Planning Board Consensus**

The Board should discuss if the applicant needs to submit a revised site plan depicting correct square feet for the total lot coverage on the proposed project.

Additional comments: \_\_\_\_\_  
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**Additional Board Comments:**

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